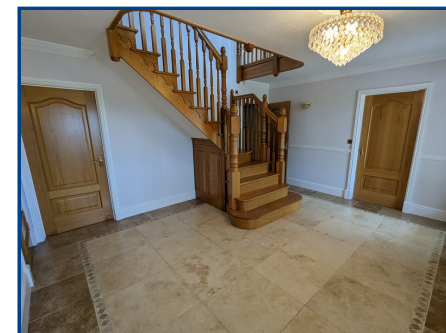


Total area: approx. 2990.6 sq. feet



**Bryneglur
Carmarthen Road
Llanybydder
SA40 9SD**

Offers In Excess Of **£725,000**



- Superior Detached Luxury Modern Property
- Lovely Elevated Spot & Glorious Views
- Set In Approx 2.5 Acres of Gardens & Paddock
- 4 Beds (3 En Suite), Large Living Room, Conservatory & Sauna Room
- High Quality Fixtures & Fittings Throughout
- Oak Doors/Floorings, Custom Made Oak Stairwell
- Integral Double Garage & Sweeping Driveway
- Electric Gates & Mature Landscaped Gardens
- Pony Paddock To Rear
- Part Exchange Considered

General Description

A superb country property of distinction certainly having the 'WOW' factor ! An exceptional 2.5 acre residential holding overlooking the lovely Teifi Valley comprising a luxury 4 Bed (3 En Suite) split level dwelling offering spacious family sized accommodation including sauna, jacuzzi and wet room, conservatory and feature balcony with super views. Outside there are nicely landscaped gardens with sweeping driveway with electric gates leading to integral double garage and electric gates, pony paddock and ample car parking.

EPC Rating: D68

Viewing: **01267 230 645**

Website: www.ctf-uk.com

Email: carmarthen@ctf-uk.com

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: carmarthen@ctf-uk.com

Web: www.ctf-uk.com

Carmarthen Road, Llanybydder, Carmarthenshire.

Property Description

A property that has definitely got the 'WOW' Factor located on the banks of the river Teifi being of high residential appeal with viewing highly recommended at an early date to fully appreciate what's on offer.

The property which has been completed to a high standard throughout is arranged on 3 floors including a loft bedroom with quality fixtures and fittings including oak doors and flooring, limestone tiled flooring, custom made oak staircase by renowned local carpenter, spacious double Bedrooms (3 en-suite), attractive oak Kitchen with granite work surfaces. Outside there are extensive grounds and gardens with electric gates leading onto sweeping driveway with integral double garage, feature balcony commanding lovely views with pony paddock at rear.

The property is situated on fringes of the rural village of Llanybydder on the banks of the river Teifi. The village offers excellent level of local amenities including primary school, local shops, places of worship, public houses, excellent public transport connectivity and good employment opportunities. The larger town of Lampeter is 6 miles away with its University, supermarkets, business park, with the lovely Cardigan Bay coastline some 30 minutes drive. The town of Carmarthen and M4 connections is some 18 miles away.

General

The property which is a split level type is of traditional construction benefiting from oil fired central heating system with high quality uPVC sash windows. The property has been totally re-roofed and decorated, and is supported by a

Beam central vacuum system where you can connect your hose, and all the dust and debris are taken down to the Garage holding tank. The well proportioned family sized accommodation provides as follows:

Lower Ground Floor.

Accessed via sheltered balcony area with double glass panel leaded doors to:

Entrance Hall (15' 01" x 12' 09") or (4.60m x 3.89m)

Feature custom made oak staircase, window to front, limestone tiled flooring, doors to:

Bedroom 1 (17' 03" x 9' 08") or (5.26m x 2.95m)

Sash window to front, door to walk in wardrobe, radiator, doors to:

En-Suite Bathroom

Modern suite comprising bath with shower over, tiled shower cubicle, wash hand basin, WC, 2 radiators, tiled flooring and walls, spot lighting, heated towel rail, connecting door to hallway.

Utility Room (10' 06" x 8' 02") or (3.20m x 2.49m)

Fitted range of base and eye level cupboards, sink unit, plumbing for washing machine, tiled floor.

Integral double garage (24' 05" x 18' 03") or (7.44m x 5.56m)

Double stainless steel up and over doors, side window, oil fired boiler, tiled flooring, Beam vacuum system, radiator, doors to two rear storage rooms with radiators and tiled flooring.

Ground Floor

Accessed from the lower ground floor via custom made oak staircase with balustrade leading to:

Lounge (25' 05" x 24' 02" Max Max) or (7.75m x 7.37m Max)

Most attractive and spacious L shaped room being great for family entertaining, windows to front commanding superb rural views, access out to feature balcony, oak flooring, double doors to front, marble fireplace and surround with gas fire, doors to garden, 3 radiators, double doors to:

Kitchen (14' 06" x 11' 04") or (4.42m x 3.45m)

Luxury custom made oak kitchen with base and eye level cupboards, granite worktops with sink unit, oil fired Rayburn range for cooking (not connected), oven and grill, hob with extractor fan over, bay window to rear, built in dishwasher, fridge/freezer, spot lighting.

Rear Hallway (18' 05" x 5' 08") or (5.61m x 1.73m)

PVCu rear entrance door, radiator, oak flooring, oak staircase to first floor, doors to:

Master Bedroom (18' 08" x 11' 10") or (5.69m x 3.61m)

Luxury suite with window to front commanding super views, door to front balcony, fitted wardrobes with chest of drawers, door to en suite shower room with modern suite.

Bedroom 3 (12' 02" x 11' 06") or (3.71m x 3.51m)

Window to rear, radiator, fitted wardrobes and cabinets, wall lights, door to en suite bathroom with modern suite.

First Floor Bedroom (17' 01" x 15' 03") or (5.21m x 4.65m)

With Velux window allowing natural light, window to front with delightful views across Teifi valley, radiator.

Conservatory (17' 02" x 14' 05") or (5.23m x 4.39m)

Ideal sun room with windows to front and side enjoying lovely views to front across open

countryside and paddock, slate flooring, double doors to garden and balcony area, door to:

Hot Tub Room (10' 02" x 6' 06") or (3.10m x 1.98m)

Slate flooring, 4 person hot tub, double doors to rear courtyard. access to fitted Sauna Room with timber bench seating and tiled floor.

Wet Room (10' 04" x 6' 02") or (3.15m x 1.88m)

Modern suite comprising corner 6' walk in shower, WC, wash hand basin, airing cupboard, window to rear.

Externally.

A particular feature of the property is the extensive grounds and gardens on offer with electric control wrought iron gates leading into tar macadam sweeping driveway that leads up to the house, brick paver forecourt providing ample car parking/turning space. Steps to side leading up to feature balcony over with stunning views across the Teifi valley, lawned gardens with shrubbery, driveway continues up to the rear of house with further car parking area, timer gateway leading into rear paddock ideal for pony etc being well fenced with mature trees and hedgerows.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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Directions

Approaching Llanybydder on the main A485 from Carmarthen the property will be found on the right upon entering the village.

